

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
October 13, 2016**

**I. REGULAR MEETING CALLED TO ORDER**

Mayor Williams called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:** Mayor: Hank Williams

Council Members: Bruce Dingler, Tanea Browning, and Rick Samuelson were present. Brandon Thueson, Allen Broderick, and Mike Quilty were excused.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Community Planner Stephanie Holtey; Parks and Public Works Director Matt Samitore; Police Captain Dave Croft; and City Recorder Deanna Casey were also present.

**IV. PUBLIC APPEARANCES - None**

**V. SPECIAL PRESENTATION – RVSS Annual Report**

RVSS General Manager Carl Tappert explained that Rogue Valley Sewer Services would like to start giving quarterly reports about projects in and around Central Point. He stated that RVSS will be working on Table Rock Road when Jackson County is working on the road improvements in 2017. There are 25 properties along that stretch of Table Rock that will be hooked up to the sewer system. Jackson County is going to front the project and RVSS will reimburse them. Working with the County will save money and keep the costs down. He provided an update on the storm water permit for the City, and invited the Council to their 50<sup>th</sup> Anniversary celebration on October 27, 2016.

**VI. CONSENT AGENDA**

- A. Approval of September 22, 2016 City Council Minutes
- B. Approval of Technology Equipment Surplus List

There was discussion regarding the donation and auctioned items. Mr. Samuelson stated that the city should attempt to auction items before donating them to anyone. Staff explained that most of the items are obsolete and would only be good to recycle. It was recommended that staff should try to auction the items. If they don't get any bids we can then donate them.

**Rick Samuelson moved to approve the Consent Agenda but to make an attempt to auction times before donating them.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; and Rick Samuelson, yes. Motion approved.

## **VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

### **A. Resolution No. 1476, A Resolution Exercising the Power of Eminent Domain for the Table Rock Road Improvements – Biddle to Airport Road**

Parks and Public Works Director Matt Samitore explained that Jackson County received funding from the State of Oregon Enhance It Program (STIP) to reconstruct Table Rock Road from 2 lanes to 5 lanes from Biddle Road to Airport Road. The project will provide two travel lanes in each direction and a center turn lane with sidewalks and bike lanes. The County is doing the majority of the right of way negotiations and easement acquisition; however, one property located at 4279 Table Rock Road requires joint acquisition between the County and the City. This property is owned by Jean Savage Trustee.

There is an existing residential structure on this property which is currently occupied by a renter. As part of this right of way acquisition process, the renter will be relocated so the house can be demolished once the property is acquired. Additionally, a septic system will remain within the City owned area until the future Federal Way construction occurs. The septic is hooked up to a legally nonconforming travel trailer that will remain on the remainder of the Savage property. Construction of this section of the future Federal Way Street will coincide with the development of the industrial property immediately to the west of the Savage property and the corresponding extension.

Mr. Samitore stated that if the property owner and city cannot agree on terms the proposed resolution would be used to acquire the property for public right of way. The City has never failed to come to terms with property owners on property acquisition, but the state requires the resolution to show intent.

**Bruce Dingler moved to approve Resolution No. 1476, A Resolution Exercising the Power of Eminent Domain for the Table Rock Road Improvements – Biddle to Airport Road.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; and Rick Samuelson, yes. Motion approved.

## **VIII. BUSINESS**

### **A. Planning Commission Report**

Community Development Director Tom Humphrey presented the October 4, 2016 Planning Commission Report:

- The Commission continued a public hearing to consider a Conditional Use Permit application to place a Mobilite Telecommunications Antenna in the public right of way near McDonalds. Commission members expressed concern about setting a precedent for other poles/antennas and asked the applicant if the pole could be moved, shortened or co-located. The application was asked to respond to the requests at the next meeting.

- The Commission approved a Condition Use Permit with conditions to allow a women's fitness center to occupy available commercial space in the existing Fair City Market building. The Commission determined that there is adequate parking on site and there would be no significant increase in vehicle trip generation. The CUP was approved with four conditions to satisfy the building department and three other agencies.
- The Commission was updated on the East Pine Streetscape Engineering Contract.
- The Commission was updated on Costco Conditional Use Application and the LUBA Appeal.
- There will be several changes on the Planning Commission in 2017. Chair Chuck Piland will be resigning after the first of the year. Staff will be recommending Mike Oliver to the Chair position after the first of the year.

#### **B. Flood Plain Program Update**

Community Planner II Stephanie Holtey provided an overview of the city's floodplain management program and an update on recent flood zone changes within the Twin Creeks area specifically.

She explained that the city participates in the National Flood Insurance Program (NFIP) which makes federal flood insurance available for all residents and business owners in the community. This is important because the city has seven streams with 203 acres in high risk floodplains.

The next audit of the City's CRS and Floodplain Management Program is scheduled for November 2016 and will last until mid-April 2017. The program evaluation will be based on the new rules that could affect the City's discount status. At this time it appears that the City will maintain its current status in the program; however the margin of safety is slim. Staff is doing everything possible to maintain our 20% discount, but a 5% reduction is possible.

She explained the Twin Creeks Flood Zone designations that were modified this year by a FEMA letter of map revision. These changes were a result of flood mitigation planning and project construction by Twin Creeks Development Co., LLC. Completion of the flood mitigation project is a major achievement for the residents in the city and is a result of significant time and investment by the developer. In addition to removing 61 acres and 136 properties from high risk flood hazard areas, this project strengthens the City's ability to continue earning the 20% flood insurance discount for all of Central Point residents. City staff is usually available to sit down with property owners to help evaluate their property regarding the new rates.

#### **C. Battle of the Bones Discussion**

Parks and Public Works Director Matt Samitore stated that the City felt that Battle of the Bones (BOB) was well suited for the Harvest Festival and had significantly less impact on the city's financial and human resources as in previous years. This year we saw a profit of \$4,473.70 with overtime being limited to \$2,546.21.

Over all it was a good event and staff would recommend continuing with this venue. The City would like to work with the Expo by establishing an agreement that there will be 200 tickets available at the door for the Friday and Saturday nights. There will only be 800 tickets available for Friday and 1200 for Saturday. Tentatively, we have scheduled Tri-Tip for Friday night and Pulled Pork for Saturday. We are hopeful to get an event sponsor so we could do ribs in lieu of one of meats. The ribs are too expensive for the event to turn a profit unless we have a sponsor. The City would like to take over the Sunday Chili Competition and have a small beer garden in the barbeque area. We would be responsible for some of the outside security for the event in order to help keep the BBQ team area secure at night. We would also add additional lighting to the BBQ area.

#### **IX. MAYOR'S REPORT**

Mayor Williams reported that:

- He attended two Water Commission meetings.
- He attended the Development Commission Study Session on E. Pine Streetscape.
- He attended the LOC sponsored City Hall Day in Grants Pass.
- He attended the LOC Conference in Salem. It was a good conference and the Rogue Valley Hospitality Suite was well received. There was a Governors Debate the last day of the Conference but the Oregon Governor did not attend.
- He had a tour of Del Rio winery with the City Manager and Council member Browning.
- He attended the Rogue Valley Realtors Association installation of new officer's this week.
- The Mayor's United dinner was well attended. All proceeds go to ACCESS.
- He will be starting the evaluation of the City Manager in November. He has asked the HR Director Elizabeth Simas to do a Salary Survey for the City Management Team. We need to make sure we can keep the good people we have.

#### **X. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- He has already received the preliminary report for the management team salary survey and will be presenting it to Council soon.
- He is disappointed to announce that the LUBA decision in favor of the City has been appealed to the Oregon Court of Appeals. Council will receive updates when we are notified.
- The city received the 2016/17 Tax Levy Report showing our property tax revenue. It has increase over last year. This will help with the property tax compression losses which tend to be associated with our most blighted properties. This report shows that assessed values have gained over the last year.
- He will be meeting with the owners of 650 E. Pine Street to begin negotiations on a new multi-year least agreement for the Central Point Chamber of Commerce.

- He has started setting up meetings with the Council to discuss priorities for the next budget cycle.

## **XI. COUNCIL REPORTS**

Council Member Tanea Browning reported that:

- That she attended the League of Oregon Cities in Salem and enjoyed hearing about the other cities progress and success stories in the areas we are also working on. The Conference was filled with tons of useful information.
- The final Saturday market of 2016 was a success and we are beginning the planning for next year's vendors, set up and schedule already.
- She attended the Study Session on Monday.
- She attended the Chamber Quarterly mixer on Tuesday and ribbon cutting ceremony for Mary's BBQ Place last Friday.
- On Monday she attended the Southern Oregon Educators Luncheon. They are looking for connections to industry experts to bring into their new education model and elected officials to help navigate the process.
- Greeters held at the Central Point Goodwill on October 18<sup>th</sup>.
- Several businesses are getting together to have Trick or Treat the Streets on October 31st from 4:30 to 6 pm. All ages are welcome with a costume contest, including a pet division, to be held at the Chamber office at 5:45. The winner will be announced at 6:00 pm.

Council Member Bruce Dingler reported he attended the Study Session on E. Pine Streetscape. He also attended a Red Cross Seminar regarding the Cascadia Subsection quake. It was very interesting and explained a few items that citizens can do to prepare for this disaster when it happens.

Council Member Rick Samuelson reported that he:

- Attended the RVCOG meeting where they talked about Ashland having a Quiet Zone and their issue with Marijuana grows within the city. Grants Pass will be getting a Red Robin soon.
- Attended the grand opening for Mary's BBQ.
- Attended the Study Session on October 3<sup>rd</sup>.
- Will be participating in the "Pedal it Forward" event on October 19<sup>th</sup>.

## **XII. DEPARTMENT REPORTS**

IT Director Jason Richmond reported that the door buzzers should be installed on Friday and the Department has been working on Asset Management for Public Works.

Parks and Public Works Director Matt Samitore stated that given the weather outlook for this weekend if citizens call Council Members with issues please direct them to the non-emergency phone line for flooding or downed trees. Staff will be on call all weekend.

Police Captain Dave Croft reported that:

- We have received the FBI Crime statistics for Oregon. Medford is about 3 times higher than Central Point in property crimes. We are way below the average for a city our size in the state of Oregon.
- We have graduates back from the academy and are fully staffed at this time.
- Last week was interesting regarding the person in the Clown outfit posing at all the schools. He was on the phone all day Thursday talking to the media about this issue. Central Point was able to arrest him because of items he had posted on his Facebook page.

Community Development Director Tom Humphrey reported that:

- Construction has started on the new veterinarian clinic on E. Pine Street.
- Rogue Credit Union has submitted revisions to their site plan and should begin construction soon.
- The property next to the vet clinic has been subdivided and staff will be submitting a Resolution of intent to make zoning changes along with a resolution for a UGB Amendment.

City Attorney Sydnee Dryer stated that the Costco appeal is unfortunate. This is an expedited process similar to a LUBA appeal. Worst case scenario would be a decision in early March. Council needs to decide if we want to keep the city involved or if we want to let the Costco attorney handle this appeal. LUBA's decision is very clear and we are confident it will be upheld by the State Appeals Court. She explained the process and that we have a motion pending before LUBA for the appellant to pay our attorney fees. The Council was in favor of playing a minimal part in the proceedings, but we should still be involved.

### XIII. EXECUTIVE SESSION - None

### XIV. ADJOURNMENT

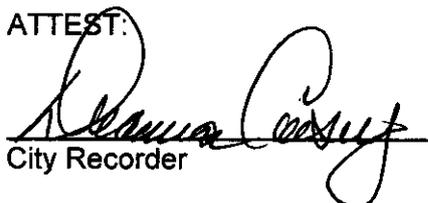
Bruce Dingler moved to adjourn, Tanea Browning seconded, all said "aye" and the Council Meeting was adjourned at 8:26 p.m.

The foregoing minutes of the October 13, 2016, Council meeting were approved by the City Council at its meeting of October 27, 2016.

Dated: 10/27/16

  
Mayor Hank Williams

ATTEST:

  
City Recorder